169.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	617,100 / 617,100
					USE VALUE:	617,100 / 617,100
					ASSESSED:	617,100 / 617,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUCCI GREGORY C
Owner 2:	MC NAMEE HELEN P
Owner 3:	
Street 1:	244 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VENTOLA CHERYL A -
Owner 2:	-
Street 1:	244 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1211 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4248.000	233,900		383,200	617,100
Total Card	0.098	233,900		383,200	617,100
Total Parcel	0.098	233,900		383,200	617,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.58 /Parcel: 509.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112041

GIS Ref

GIS Ref

Insp Date 08/11/18

!13075!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,900	0	4,248.	383,200	617,100		Year end	12/23/2021
2021	101	FV	227,400	0	4,248.	383,200	610,600		Year End Roll	12/10/2020
2020	101	FV	227,600	0	4,248.	383,200	610,800	610,800	Year End Roll	12/18/2019
2019	101	FV	198,700	0	4,248.	383,200	581,900	581,900	Year End Roll	1/3/2019
2018	101	FV	198,700	0	4,248.	323,000	521,700	521,700	Year End Roll	12/20/2017
2017	101	FV	198,700	0	4,248.	295,600	494,300	494,300	Year End Roll	1/3/2017
2016	101	FV	198,700	0	4,248.	251,800	450,500	450,500	Year End	1/4/2016
2015	101	FV	188,100	0	4,248.	219,000	407,100	407,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:06:30

LAST REV

Date	Time
08/30/18	09:31:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13075

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENTOLA CHERYL	40579-492		8/22/2003		403,000	No	No		
DRUMMEY PATRICI	22193-300		7/8/1992		160,000	No	No		Y

USER DEFINED

Prior Id # 1:	112041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2003	208	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
6/26/2018	MEAS&NOTICE	CC	Chris C
11/24/2008	Meas/Inspect	163	PATRIOT
4/3/2004	MLS	HC	Helen Chinal
12/9/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4248		Sq. Ft.	Site		0	70.	1.29	7									383,208						383,200	

Total AC/HA:	0.09752	Total SF/SM:	4248	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	383,208	Spl Credit		Total:	383,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338981
Depreciation:	105084
Depreciated Total:	233897

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

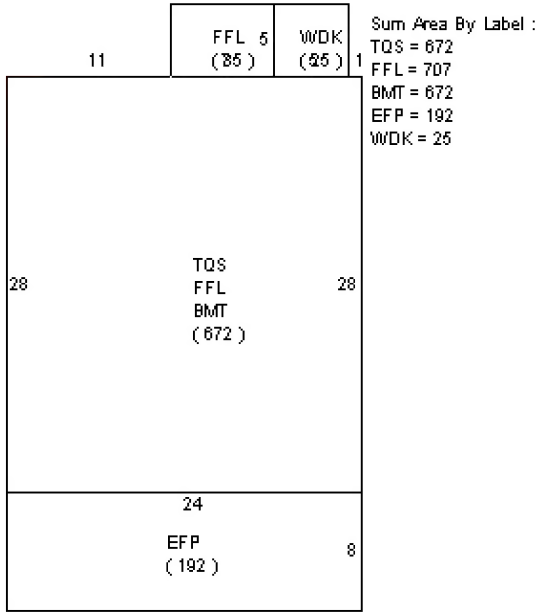
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	707	178.610	126,274
BMT	Basement	672	53.580	36,007
TQS	3/4 Story	504	178.610	90,017
EFP	Enclos Porch	192	40.580	7,791
WDK	Deck	25	15.680	392

Net Sketched Area:	2,100			Total:	260,481
Size Ad	1211	Gross Area	2268	FinArea	1211

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	111.38
Final Total:	233900	Val/Su SzAd	193.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	